

PLANNING & HIGHWAYS COMMITTEE

Friday 5th May, 2023 at 10am held in the Council Chambers, London Rd, Halesworth

Present: Councillors: A Fleming (Chair), M Took, R Lewis.

In Attendance: Cllr K Greenberg, P Welby (Assistant Town Clerk), representative of Beaully Homes and 3 members of the public.

Minutes

1. **Apologies** Cllr P Dutton
2. **Declarations of Interests** – None.
3. **Minutes of the last meeting** – The minutes of the previous meeting on the 17th April 2023 were agreed.
4. **Matters arising:** None.
5. **Planning Applications:** To consider the following:

[DC/23/1556/FUL](#) - Development of four bungalows and alterations to existing vehicular access. 1 Mill Hill Drive Wissett Road – Three members of the public were invited to speak at this point. One resident questioned the surface water run off on to his property as it's lower than the proposed development leaving him vulnerable to flooding.

The other residents had written regarding the position of the garage on plot 3, their property being lower than the site and therefore any fencing will overshadow their property. They are also made a request for the footpaths to be kept open whilst work takes place.

Cllr Greenberg commented on this application in relation to the Neighbourhood Plan. The policies HAL.ENV.4, HAL.HSG.2 and HAL.DH1 are pertinent to this development. One possibility raised by the Committee that the developer considers making 3 larger bungalows rather than 4 smaller ones to lessen the density on the plot.

The Committee also asked that the hedging replanted by the developer be of more mature specimens to soften the impact and drought resistant species should be used.

The Committee also agreed that the footpaths either side of the plot should remain open during construct to keep the connectivity from Wissett Rd to Rectory Street.

The Committee also agreed that the developer should effectively deal with surface water run off so as to mitigate the risk to existing properties.

The representative of Beaully Homes responded to the Committee's and residents' comments.

They had already met with the resident most likely to be affected with surface water run-off.

They agreed to amend the application to show mature hedging.

They will take the possibility of reducing the dwellings to 3 back to the developers.

In principle the Committee support the development of the site subject to the concerns raised in this meeting.

[DC/23/1473/FUL](#) - Single storey extension to the rear, flat roof porch to the side and a pitched roof over existing garage. 11 Warwick Avenue. – *No objections to this application.*

6. **Thoroughfare Working Group** – Not received for this meeting.
7. **Correspondence** – None.
8. **News Items** - None.